

**MINUTES FOR THE
SEMINOLE COUNTY LAND PLANNING AGENCY/
PLANNING AND ZONING COMMISSION**

WEDNESDAY, MARCH 5, 2008

Members present: Matthew Brown, Ben Tucker, Melanie Chase, Dudley Bates, Walt Eismann, Kim Day and Rob Wolf.

Also present: Alison Stettner, Planning Manager; Ian Sikonia, Senior Planner; Austin Watkins, Senior Planner; Larry Poliner, Development Review Manager; Kathy Furey – Tran, Assistant County Attorney; and Connie DeVasto, Office Supervisor

OPENING BUSINESS

The meeting opened with the Pledge of Allegiance.

Chairman Brown introduced the members of the Commission who were present.

Acceptance of Proof of Publication

**Commissioner Eismann made a motion to accept the proof of publication.
Commissioner Bates seconded the motion.
The motion passed 7-0.**

Approval of Minutes

**Commissioner Chase made a motion to approve the minutes with no errors or changes.
Commissioner Bates seconded the motion.
The motion passed 7-0.**

The Chairman explained to the audience the manner in which the meeting was to be conducted.

Chairman Brown stated that there is a request to continue Item C to the April 2, 2008 meeting.

Chairman Brown asked if there was anyone in the audience that wanted to speak regarding Item C.

There was a citizen who advised that she was there to speak in opposition of this item.

Chairman Brown asked if it was proper to have discussion of this item since there was a citizen present.

Kathy Furey-Tran stated that they could have input from the audience.

Walt Eismann made the motion to continue to the April 2, 2008 meeting.

Dudley Bates seconded the motion.

The motion passed 7-0.

Chairman Brown addressed the citizen and she advised that she was okay with the continuance and confirmed the new date as April 2, 2008.

Public Hearing Items:

A. River Run PUD Major Amendment; James Roth, applicant; 14.96± acres; Major Amendment to the River Run PUD; located near the northeast corner of the intersection of SR 415 and SR 46. (Z2007-67)

Commissioner Carey - District 5
Austin Watkins, Senior Planner

Austin Watkins stated that staff recommends approval of this request.

Steve Coover, who resides at 230 N. Park Avenue in Sanford, advised that he was here to represent the applicant.

Mr. Coover stated that the access points are where DOT wants them to be.

General discussion of this item was had by the Board.

No one spoke in favor or opposition of this request.

Commissioner Chase made a motion to approve per staff recommendations.

Commissioner Bates seconded the motion.

Commissioner Wolf inquired as to "airport noise" and whether this was or will be conveyed to future residents on the DCA. He then added that it should be stated on the deed.

Mr. Watkins stated that the language stated in the DCA should be on the residential plat and individual deed.

Kathy Furey-Tran stated that the deed carries with the land.

General discussion was had regarding airport noise and deed restrictions.

The motion passed 7-0.

B. Mikler Road Rezone; Jack Reynolds, American Civil Engineering, applicant; 1.90± acres; Rezone from A-1 (Agriculture) to PCD (Planned Commercial Development); located on the south side of Mikler Road, 800 feet west of SR 426. (Z2007-81)

Commissioner Dallari - District 1
Ian Sikonia, Senior Planner

Ian Sikonia stated that staff recommends approval of this request.

Jack Reynolds was present on behalf of the owner, John Cathcart, and stated that the access is on Mikler Road.

Mr. Reynolds also advised that he agrees with all conditions stated in the Development Order and the staff report.

No one spoke in favor or opposition of this request.

**Commissioner Bates made a motion to approve.
Commissioner Eismann seconded the motion.
The motion passed 7-0.**

C. Peninsula At Island Lake Rezone; Michael Towers, applicant; 10.49 ± acres; Rezone from R-1AA (Single Family Dwelling District) and A-1 (Agriculture) to R-1AA (Single-Family Dwelling District); located 500 feet east of the intersection of Marla Avenue and Adams Street. (Z2007-84)

Commissioner Henley – District 4
Ian Sikonia, Senior Planner

Continued to April 2, 2008.

D. Line Drive Professional Office; Jack Reynolds/ American Civil Engineering, applicant; 0.62± acres; Small Scale Land Use Amendment from Planned Development (PD) to Planned Development (PD) and Rezone from PUD (Planned Unit Development) to PUD (Planned Unit Development); located 300 feet south of the intersection of Sand Lake Road and Line Drive. (Z2007-45)

Commissioner Van Der Weide - District 3
Ian Sikonia, Senior Planner

Ian Sikonia stated that staff recommends approval of this request.

Jack Reynolds was present on behalf of the owner. He gave a brief history of this property and the problems the owner has had in the past.

Mr. Reynolds advised that he agrees with conditions listed in the Development Order and the staff report.

No one spoke in favor of this request.

Dan Williams, President of Congregation Beth Am, stated that they have a problem with the septic draining into their pond. Mr. Williams also stated that they can only access their property via Line Drive.

Larry Poliner stated that he has reviewed this project and the septic will not leach into the pond. However, Development Review has not looked at the access issue.

Commissioner Tucker asked Mr. Poliner if he knows if this area is the old Hopkins Egg Plant?

Mr. Poliner stated that he did not know.

Commissioner Tucker asked if sharing the driveway/roadway was an option.

Mr. Poliner stated that Development Review has not looked into this option either.

General discussion was had regarding this property and the uses for this property.

Commissioner Tucker asked about commercial development going south down Line Drive.

Mr. Poliner stated that this would be cost prohibitive.

General discussion was had regarding potential growth in this area.

Commissioner Tucker asked if this was part of the Wekiva Basin.

Alison Stettner indicated that it was part of the Wekiva Basin.

Commissioner Wolf asked for clarification regarding the previous issues with this property.

Commissioner Brown stated that it was basically cost prohibitive for them to move on with the original project.

Commissioner Brown then asked if Line Drive was in Seminole County or Orange County.

Austin Watkins advised that it was half and half.

Commissioner Eismann made the motion to approve.

Commissioner Day seconded the motion.

Commissioner Eismann stated that he did not want the property owner to be “handcuffed” regarding how he can build on his property.

The motion passed 7-0.

CLOSING BUSINESS

Alison Stettner advised that she does not have any business to discuss and looks forward to seeing everyone at the next meeting.

There being no further business, the meeting adjourned at 7:35 P.M.